



SCALZO
COMMERCIAL
NEW DEVELOPMENT

233 WHITE STREET - MEDICAL

233 White Street | Danbury, CT 06810

For Lease



Property Summary

233 White Street - Medical
233 White Street | Danbury, CT 06810



PROPERTY DESCRIPTION

Now available for lease, this versatile retail space is ideal for a variety of permitted uses, including automotive franchise, urgent care, dental, or other medical services. Located along a high-traffic commercial corridor with excellent visibility and ample onsite parking, the space offers a strategic setting for long-term business success. Lease terms: 5–10 years. Base rent is competitive; the tenant is responsible for separately metered utilities, CAM charges, and other applicable property expenses.

PROPERTY HIGHLIGHTS

- Prime retail / Medical frontage
- High-visibility location
- Spacious interior layout
- Ample parking available
- Professional property management
- High-traffic area

SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$19.00 SF/yr	5,500 SF

LOCATION DESCRIPTION

Location: bustling White Street corridor. Surrounded by complementary retail tenants, the property offers excellent street visibility and strong pedestrian traffic. The lease rate is competitive; however, certain utilities, building services, and property expenses may not be included. This high-exposure location presents a prime opportunity for retailers seeking a vibrant and accessible setting in Danbury.

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Number of Units:	2
Available SF:	5,500 SF
Lot Size:	1.077 Acres
Building Size:	11,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	692	1,946	7,887
Total Population	2,085	5,904	21,958
Average HH Income	\$73,434	\$78,181	\$81,113

Property Details

233 White Street - Medical 233 White Street | Danbury, CT 06810

Lease Rate	\$19.00 SF/YR
------------	---------------

LOCATION INFORMATION

Building Name	233 White Street - Medical
Street Address	233 White Street
City, State, Zip	Danbury, CT 06810
County	Fairfield
Market	Westchester /New York
Sub-market	Danbury
Township	Danbury
Signal Intersection	No
Road Type	2-Track
Nearest Highway	I-84
Nearest Airport	Westchester County Airport

BUILDING INFORMATION

Building Size	11,700 SF
Building Class	C
Tenancy	Multiple
Number of Floors	2
Year Built	1962
Gross Leasable Area	11,999 SF
Condition	Average
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	CG20
Lot Size	1.077 Acres
APN #	J131460000
Lot Depth	0 ft
Corner Property	No
Waterfront	No

PARKING & TRANSPORTATION

Street Parking	No
----------------	----

UTILITIES & AMENITIES

TAXES & VALUATION

Foreclosure / Distressed	No
--------------------------	----

Lease Spaces

233 White Street - Medical
233 White Street | Danbury, CT 06810

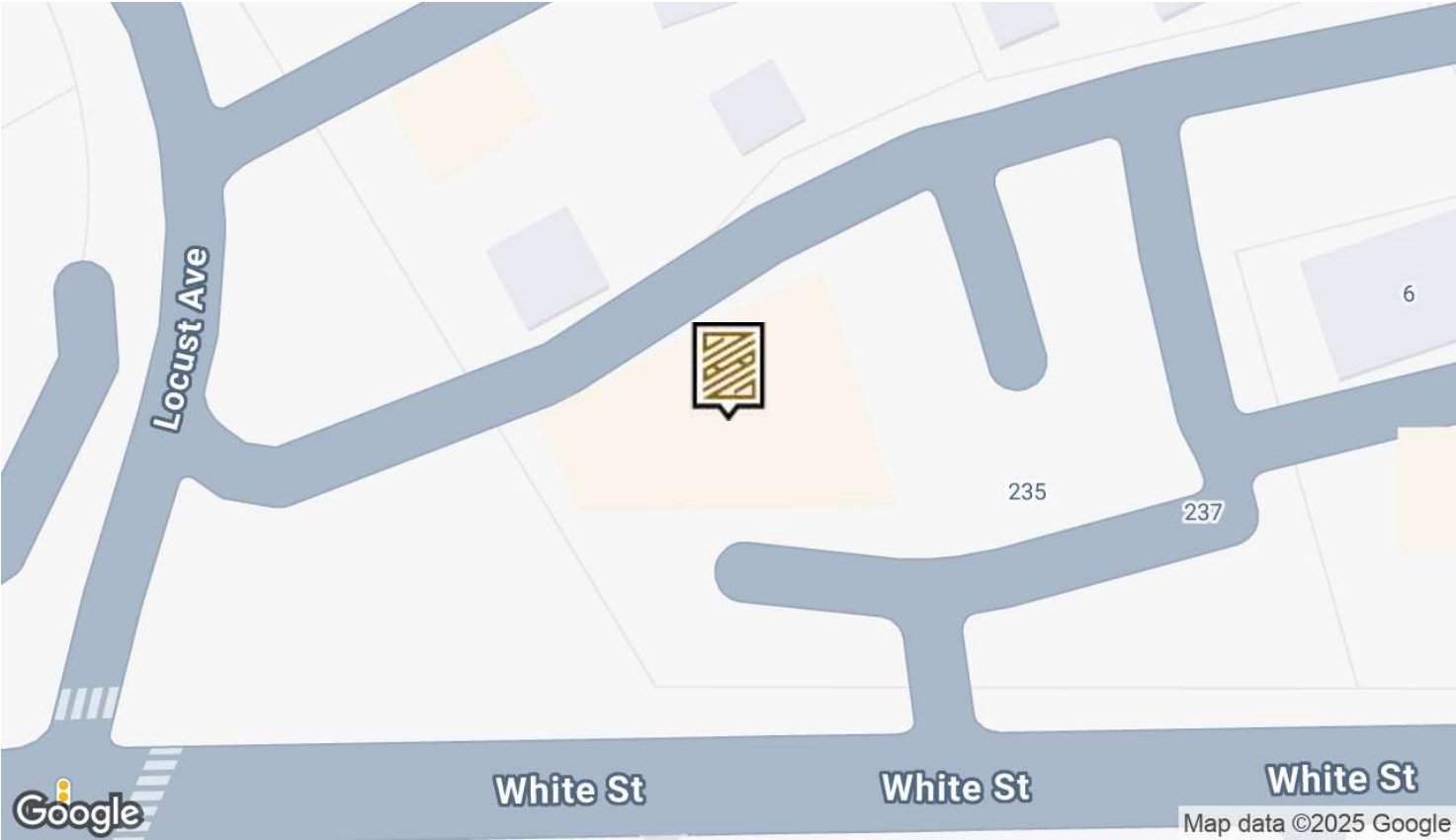


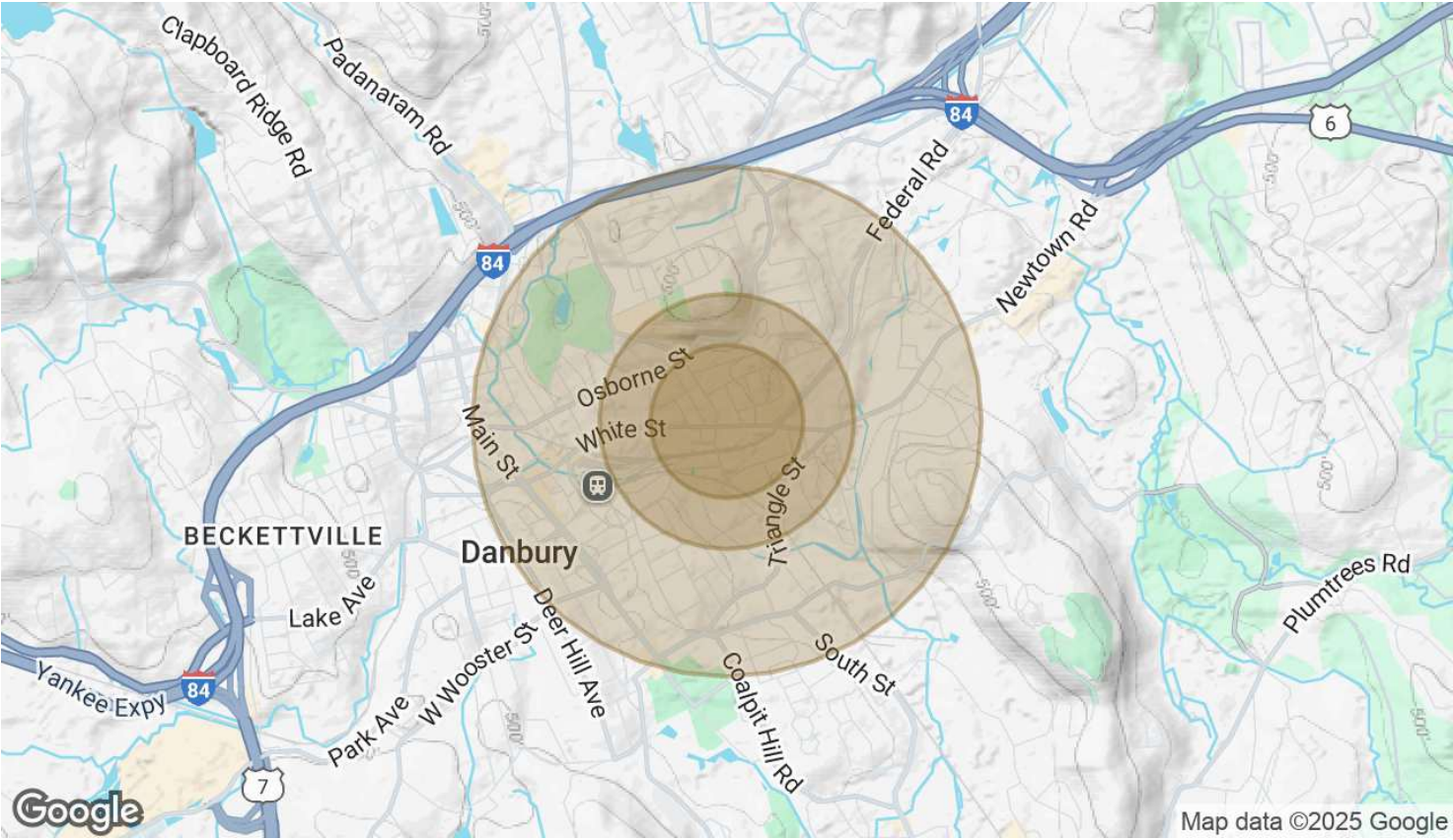
LEASE INFORMATION

Lease Type:	MG	Lease Term:	3 months
Total Space:	5,500 SF	Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	5,500 SF	Modified Gross	\$19.00 SF/yr	-

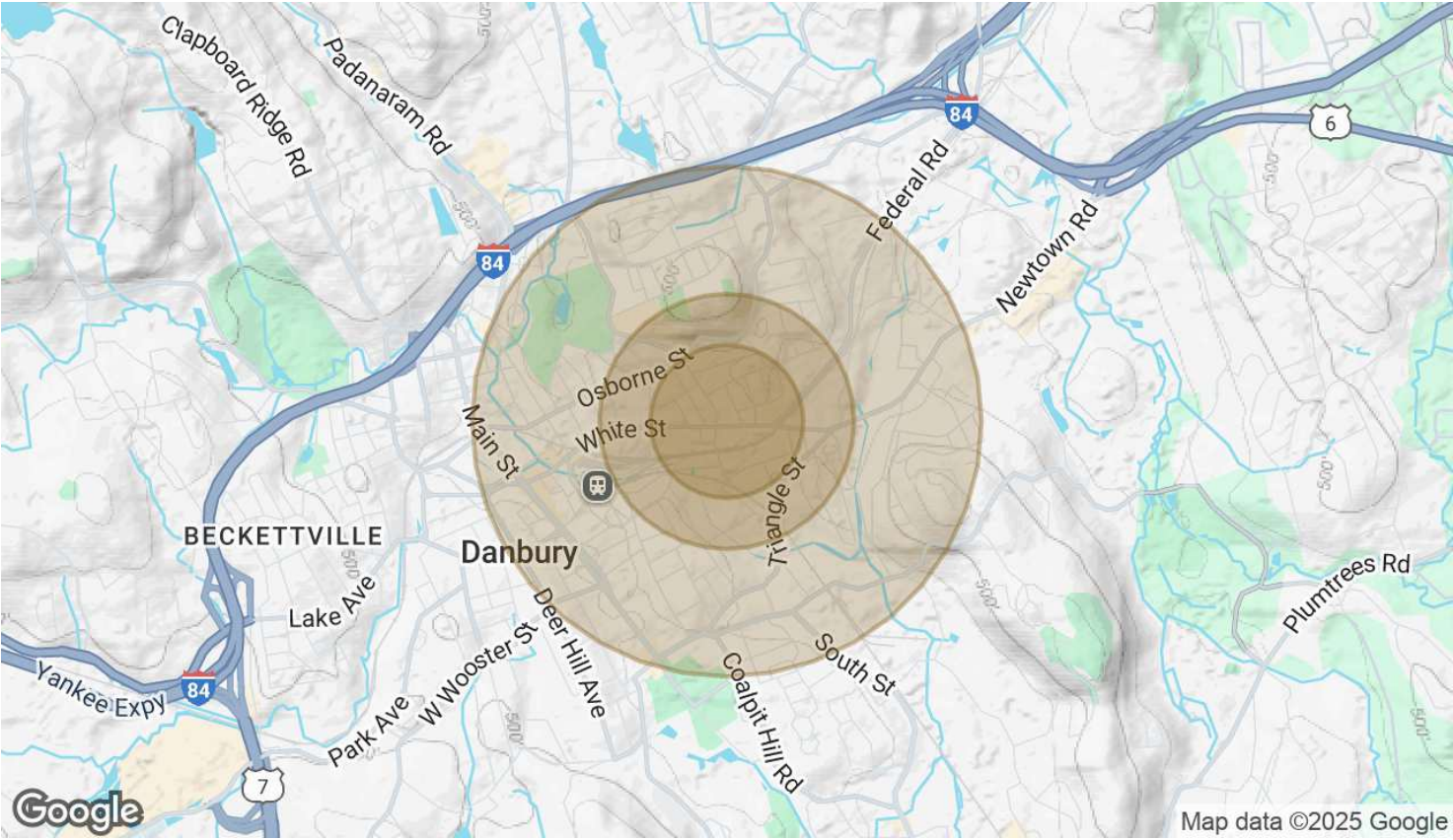




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,085	5,904	21,958
Average Age	37	36	37
Average Age (Male)	36	36	37
Average Age (Female)	38	37	38

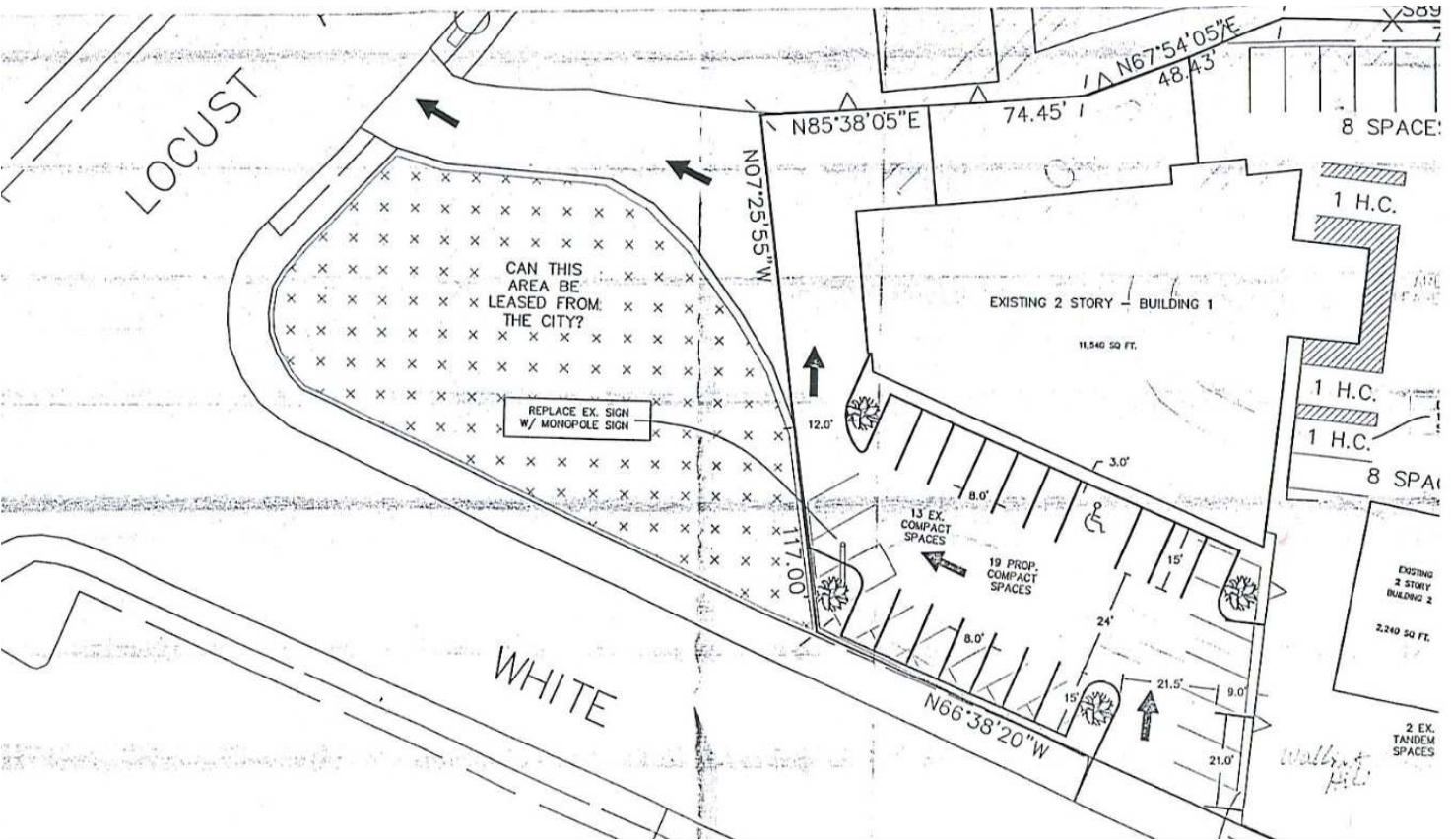
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	692	1,946	7,887
# of Persons per HH	3	3	2.8
Average HH Income	\$73,434	\$78,181	\$81,113
Average House Value	\$259,948	\$275,610	\$325,507

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	567	1,596	6,032
% White	27.2%	27.0%	27.5%
Total Population - Black	115	355	1,435
% Black	5.5%	6.0%	6.5%
Total Population - Asian	82	262	1,282



% Asian	3.9%	4.4%	5.8%
Total Population - Hawaiian	1	4	8
% Hawaiian	0.0%	0.1%	0.0%
Total Population - American Indian	18	52	218
% American Indian	0.9%	0.9%	1.0%
Total Population - Other	790	2,202	7,737
% Other	37.9%	37.3%	35.2%

Demographics data derived from AlphaMap



Agents Contact

MICHELE LEGAUX BROWN

Managing Director
Scalzo Commercial & New Developments
(203) 695-1003 | mbrown@scalzogroup.com